

**TITLE 156 - STATE FIRE MARSHAL  
MULTI-FAMILY DWELLINGS**

**CHAPTER 8 - NEW CONSTRUCTION**

001. Covered Multi-Family Dwellings. All dwellings units in buildings containing four or more units if such buildings have one or more elevators and all ground floor dwellings units in other buildings containing four or more units shall be covered by these regulations.

001.01. A ground floor is a floor of a building with an entrance on an accessible route. The ground floor may or may not be at grade and all multi-family dwellings with four or more units shall have at least one ground floor.

001.02. If more than one-story is designed with an accessible entrance or on an accessible route, then each story becomes a ground floor and all units on those stories are covered.

002. Multi-Story, Multi-Family Dwelling Units. To be a covered unit, all of the finished living space must be on the ground floor unless the multi-story unit is located within a building which has an elevator or elevators, in which case, the primary entry level of the unit is covered.

003. Private Ownership. These regulations shall apply to the design and construction of covered multi-family dwellings regardless of whether the building or unit is designed or constructed for sale, rent or lease.

004. Continuing Care. Continuing care facilities shall be covered by these regulations if the facility is used as a residence and is not a licensed health-care facility primarily used to prolong or sustain human life.

005. Standards for new construction are subject to this title and shall comply with Chapter 10 of this title.